

Minutes of Special and Regular Meeting of April 22, 2014
One Twin Pines Lane, Belmont, CA, and Tiger Hotel, 23 South 8th Street Columbia, MO
(Teleconference location of Mayor Lieberman)

STUDY SESSION: 6:30 P.M.

COUNCILMEMBERS PRESENT: Reed, Braunstein, Stone, Wright, Lieberman (by Phone)

STAFF PRESENT: City Manager Scoles, City Attorney Rennie, Public Works Director Oskoui, Community Development Director de Melo, Police Chief DeSmidt, Parks and Recreation Director Gervais, Human Resources Director Dino, Finance Director Fil, Senior Planner DiDonato, City Treasurer Violet, Deputy City Clerk Plut

Website Project Review and Technology Update

Information Technology Director Mitchell and GIS Coordinator Eggers presented the New City Website and explained next steps, including other technology updates.

ADJOURN TO REGULAR MEETING 7:05 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Reed, Braunstein, Stone, Lieberman (by Phone)

STAFF PRESENT: City Manager Scoles, City Attorney Rennie, Public Works Director Oskoui, Community Development Director de Melo, Police Chief DeSmidt, Parks and Recreation Director Gervais, Human Resources Director Dino, Finance Director Fil, Senior Planner DiDonato, City Treasurer Violet, Deputy City Clerk Plut

PLEDGE OF ALLEGIANCE

Led by the Wright Family

SPECIAL PRESENTATIONS

Oath of Office of New Councilmember Cathy Wright

Councilmember Wright's husband administered the oath of office.

Councilmember Wright thanked the City Council for selecting her to fill the vacant position. She noted that she is committed to working together with the rest of the City Council. She thanked her family and friends for their support, and stated that she is excited about the future of Belmont and she looks forward to the challenge.

Proclamation Honoring West Nile Virus, Mosquito and Vector Control Awareness Week

Vice Mayor Braunstein presented the proclamation.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Kathleen Beasley, outlined upcoming activities at the Belmont Library.

Nicole Fernandez, Office of Senator Jerry Hill described opportunities for residents to meet with Senator Hill.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Vice Mayor Braunstein invited the public to the upcoming “Earth Day in Park” event at Twin Pines Park, and the “Ride in Disguise, Streets Alive, Parks Alive” activities. He also announced the upcoming Notre Dame de Namur University Commencement Ceremonies.

ITEMS APPROVED ON THE CONSENT CALENDAR

Minutes of Regular and Special City Council Meetings of March 11, 2013 and March 25, 2014, and Special Meetings of March 3, 2014 (Commission Interviews), March 24, 2014 (Council Interviews), March 28, 2014 (Workshop), and March 29, 2014 (Council Interviews)

Motion to Receive Monthly Financial Reports

Resolution 2014-058 Authorizing a Purchase Order for Unleaded Gasoline and Diesel Fuel from Valley Oil Company for an Amount not to Exceed \$25,000

Resolution 2014-059 Approving the 2014/2015 State and Federal Legislative Platform

Resolution 2014-060 of the City Council Authorizing an Amendment to Extend Service Agreement for Insurance Brokerage Services with Alliant Insurance Services, Inc.

Introduction of Ordinance Adopting Procedures and Requirements for Consideration of Development Agreements

ACTION: On a motion by Councilmember Reed, seconded by Councilmember Stone, the Consent Agenda was unanimously approved.

HEARINGS

Public Hearing to Consider a Mitigated Negative Declaration, Vesting Tentative Parcel Map, Grading Plan, Tree Removal Permit and Vacation of a Portion of Right-of-way for a Four-lot Subdivision for property located at 1320 Talbryn Drive (continued from April 8, 2014)

Senior Planner DiDonato outlined the entitlements being sought for this project which include a vesting tentative parcel map, grading plan, tree removal permit and the vacation of a portion of right-of-way. He clarified that should the City Council approve the project, the action to vacate the right-of-way would be considered at a subsequent meeting. He described the reconfiguration of the roadway and pointed out other improvements that would be made, including the installation of a new 3-way stop sign. He described the grading and tree removal plan, and the mitigation measures that will be deployed. He noted that an environmental review was performed as required by law.

Senior Planner DiDonato stated that the project meets all the goals and objectives of the General Plan, the Zoning Ordinance, and the Subdivision Ordinance. He outlined the Planning Commission’s review and recommendations on the various entitlements being sought. He described concerns of

some of the commissioners relative to safety and noted that there was a split vote on the vesting tentative map and mitigated negative declaration.

In response to Council questions, Senior Planner DiDonato provided clarification regarding the grading plan, and described the conditions of approval, the Construction Management Plan, peer review by the City's certified geologic consultant, stabilization of the hillside, Fire Department review, and traffic concerns expressed by the Planning Commission. Public Works Director Oskoui clarified that an evaluation of the effectiveness of the new stop signs could be made following completion of the project, and adjustments could be made.

Steven Lesley, project architect, provided the eight-year history of this project which resulted in substantial design changes.

The applicant's traffic representative outlined the analysis that was made that led to the recommendation to install stop signs as a way to address sight lines.

Paul Matiasic, on behalf of the applicant, outlined the changes that were made to the project as a way to address concerns of the neighbors and to reduce grading and tree removal. He pointed out that the addition of a three-way stop sign will make the intersection safer.

Vice Mayor Braunstein reopened the Public Hearing.

Fredrick Palmer, **Doug Patterson**, **Elaine Patterson**, **Steve Braat**, **Joyce Montgomery**, **Anne Maltchanoff**, **Patti Smith**, **Kevin Sullivan**, **Gladwyn de Souza** spoke regarding the project. Concerns were expressed regarding the grading plan, the size of the homes, traffic, slope stability, construction management, enforcement of speed limits, consistency with the General Plan relative to the development of flag lots, intensity of development, and the sufficiency of the Environmental Impact Report.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Reed, the Public Hearing was unanimously closed.

Councilmember Stone stated that he empathizes with the neighbors who will be impacted by this project. He pointed out that the proposed subdivision meets all of the objective standards of the General Plan and Zoning Ordinance. He expressed concerns regarding the installation of the stop signs.

City Attorney Rennie outlined the specific findings that would need to be made should the City Council wish to deny the request to subdivide the property, given that the project meets all of the regulatory requirements under the General Plan and zoning standards.

Councilmember Reed noted that the proposed mitigation measures outlined in the Mitigated

Negative Declaration adequately address his concerns regarding slope stability, drainage, fire department access, traffic and parking. He pointed out that the City approves projects on an annual basis on slopes exceeding 30 percent.

Councilmember Wright stated that the recommended installation of stop signs alleviate her primary concerns related to traffic.

Mayor Lieberman noted that the applicant has performed due diligence in making changes to the project over the years in order to mitigate impacts. He expressed confidence that the applicant will work closely with the neighbors as the project moves forward in order to address their concerns.

Councilmember Braunstein stated that he had the same concerns as expressed by the other councilmembers regarding this project.

ACTION: On a motion by Councilmember Stone, seconded by Mayor Lieberman, Resolution 2014-061 Adopting a Mitigated Negative Declaration was unanimously approved.

ACTION: On a motion by Councilmember Reed and seconded by Councilmember Stone, Resolution 2014-062 Approving Vesting Tentative Parcel Map, Grading Plan and Tree Removal Permit was unanimously approved.

RECESS: 8:45 P.M.

RECONVENE: 8:50 P.M.

Public Hearing and Regarding Participation in PG&E's Sustainable Solutions Turnkey (SST) Program for Energy Efficiency Measures

Finance Director Fil stated that the City has been working for a number of years on identifying ways to reduce energy costs and carbon footprint at City facilities. He noted that staff has worked with PG&E and an energy consultant on this matter. He explained that the three areas that are being studied are City Hall, the Library, and street lights.

David Carter, PG&E, outlined details regarding the proposed infrastructure improvements that could be implemented in the three areas, as well as the potential to include the light standards at the Sports Complex as part of the Sustainable Solutions Turnkey (SST) Program. He described the energy cost savings and usage reduction that could be realized through this program.

Finance Director Fil explained that the findings can be made as required for both the Energy Conservation Contract and the Facilities Financing Contract. He outlined the details regarding how this program would be financed, and pointed out that it is essentially a zero percent loan.

Alan Pong, Comfort International, provided details regarding issues to be addressed at the Library, including lighting, HVAC (heating/air conditioning) and automatic doors, and described the level of efficiency that could be realized if these areas were to be addressed.

Vice Mayor Braunstein opened the Public Hearing.

Susan Wright, Gladwyn d'Souza, Kathleen Beasley, spoke in support of the program.

ACTION: Motion to made by Councilmember Reed and seconded by Councilmember Wright the Public Hearing was unanimously continued to May 27, 2014

OTHER BUSINESS

Resolution of the City Council Authorizing the Issuance and Sale by the Successor Agency of Tax Allocation Bonds to Refund Bonds of the Former Belmont Redevelopment Agency

Finance Director Fil explained that the refinancing of existing tax allocation bonds has the potential to save \$3.2 million over the life of the debt service, which savings will be reallocated to the taxing agencies. He outlined the procedure for this action, and the role of the State Department of Finance and the Oversight Board in the approval of the refinancing.

Tim Shaffer, Financial Consultant, explained the uniqueness of the mechanics of the refinancing due to the redevelopment dissolution law. He also described the process of bond financing and refinancing and noted that the potential savings over the life of the debt service could be close to 10 percent, which is very favorable.

ACTION: On a motion made by Councilmember Stone, seconded by Councilmember Reed, Resolution 2014-063 of the City Council Authorizing the Issuance and Sale by the Successor Agency of Tax Allocation Bonds to Refund Bonds of the Former Belmont Redevelopment Agency was unanimously approved.

Review and Approval of a Comprehensive Sewer Rate Study and Resolution Stating Intention to Revise the City's Sewer Service Charges Effective Fiscal Years 2014-2015 and 2015-2016

Public Works Director Oskoui provided information regarding the necessary steps in the Proposition 218 hearing process for the establishment of sewer rates for the next two fiscal years. He described the sewer collection system and the transmission to the sewer treatment plant, which is operated by the Silicon Valley Clean Water Agency. He described the age of and the need to maintain and upgrade the system. He clarified that the proposed new rate structure would address the \$45 million backlog of deferred maintenance on the portion of the system that is maintained by the City of Belmont.

Discussion ensued regarding the backlog of deferred maintenance.

Tom Gould, Consultant, described the process and objectives for analyzing the revenue needs for operating, maintaining, and upgrading the sewer system. He noted that failure to adequately address

maintenance needs will lead to higher costs in the future. He described various rate scenarios that could be implemented.

Shawn Koorn, Consultant, provided details regarding projected costs for the next few years and described the components that make up the projected rates. He noted that debt would be issued in the form of bonds to continue to address the deferred maintenance needs. He described minimum operating and capital reserve levels, and that the goal would be to fund at pay-as-you-go once the backlog of maintenance needs was eliminated. He also pointed out that the City will not be able to issue bonds without increasing rates in order to adequately fund the debt. He reviewed the components of the rate structure which includes a base rate plus volumetric/flow rate. He noted that one proposed change in the new rate structure is to separate out the sewage treatment pass-through costs.

Discussion ensued.

Councilmember Reed stated that while not ideal, issuing debt to address the backlog of maintenance issues is the most fiscally prudent solution. He pointed out that the City has an obligation to maintain a fully-functioning sewage system.

Discussion ensued regarding water use and its effect on rates.

Public Works Director Oskoui provided comparison rate increases in neighboring cities. He pointed out that should the City experience a catastrophic event, or a sewage spill, it would still need to address the capital need, and would be subject to substantial fines and penalties.

ACTION: On a motion made by Councilmember Reed, seconded by Councilmember Stone, and unanimously approved to implement the staff recommendation of Scenario 3, the 15-year Deferred Maintenance Funding model.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments Council Intergovernmental Assignments for 2014 - Update

Councilmembers Reed, Stone, Braunstein and Mayor Lieberman reported on the Infrastructure Committee, the SBWMA (South Bayside Waste Management Authority), the Office of Emergency Services (OES), and SVCW (Silicon Valley Clean Water) meetings.

Councilmember Wright expressed a desire to fill the vacant positions on the Notre Dame de Namur Advisory Committee as well as the Belmont-San Carlos Fire Department.

Council concurred to continue this discussion to the next meeting.

Verbal Report from City Manager

No report.

ADJOURNMENT at this time being 10:30 P.M.

**Jozi Plut
Deputy City Clerk**